



**Board of Commissioners of Cook County  
Zoning and Building Committee**

*Wednesday, February 19, 2014*

*10:00 AM*

*Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois*

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

**VARIATIONS**

**14-1245**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Grant extension of time for one year

**Township:** Worth

**County District:** 6

**Zoning Number:** V 10-59

**Docket Number:** 8690

**Property Address:** 5811 W. 127th St, Palos Heights, Illinois

**Property Description:** The Subject Property consists of approximately 0.91 acre, located on the Southwest corner of 127th Street and Hill Drive in Worth Township

**Owner:** John Doyle

**Applicant:** John Doyle

**Current Zoning:** R-4 Single Family District.

**Intended use:** The Variation, previously approved, sought to (1) divide a parcel into two parcels: reduce parcel one from minimum required 20,000 square feet to 19,511 square feet, (2) reduce corner side yard setback from minimum required 25 feet to 4.9 feet (existing), (3) on parcel two reduce rear yard setback from minimum required 50 feet to 20 feet for proposed single family residence.

**Recommendation:** that the application be granted a one year extension of time (third time request).

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: 1/18/2012, 2/27/2013

## 14-1247

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** Variation

**Township:** Stickney

**County District:** 11

**Zoning Number:** V 13-68

**Docket Number:** N/A

**Property Address:** The commonly known is 5052 S. Lotus Avenue, Chicago, Illinois.

**Property Description:** The Subject Property consists of approximately 0.14 acres, located on the West side of Lotus Avenue approximately 47 feet North of 51st Street in Stickney Township

**Owner:** Gerardo Hernandez

**Applicant:** Manuel Galvez

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** (1) reduce the right interior side yard setback from the minimum required 10 feet to an existing 4.9 feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 5.1 feet. Variance is sought in order to bring Subject Property into compliance.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A

**14-1249**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation

**Township:** Orland

**County District:** 17

**Zoning Number:** V 14-01

**Docket Number:** N/A

**Property Address:** The commonly known is 15729 113th Avenue, Orland Park, Illinois

**Property Description:** The Subject Property consists of approximately 0.30 acres, located on the East side of South 113th Avenue approximately 198.49 feet North of West 158th Street in Section 18, of Orland Township

**Owner:** Mohammad Abdelqader

**Applicant:** Nick Garneata

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** (1) reduce the right interior side yard setback from the minimum required 15 feet to 8.3 feet and (2) reduce the front yard setback from the required 26 feet (20% of the lot depth) to an existing 25 feet. Variance is sought in order to construct a residential addition.

**Recommendation:** That the application granted

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A

## 14-1250

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** Variation

**Township:** Leyden

**County District:** 16

**Zoning Number:** V 14-02

**Docket Number:** N/A

**Property Address:** The commonly known is 2129 North Scott Street, Melrose Park, Illinois.

**Property Description:** The Subject Property consists of approximately 0.35 acres, located on the East side of Scott Street approximately 254.48 feet South of Palmer Avenue in Leyden Township.

**Owner:** Dundee Motors Inc.

**Applicant:** Dundee Motors Inc. /James Anderson

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks to reduce the left side yard setback from the minimum required 10 feet to an existing 3.8 feet. Variance is sought in order to bring an existing detached garage into compliance.

**Recommendation:** That the application be granted.

**Conditions:** None

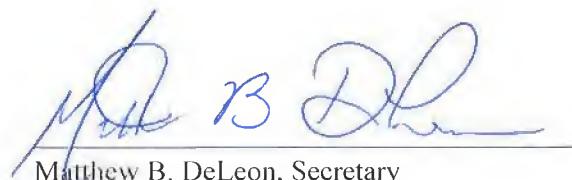
**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A



Matthew B. DeLeon

Chairman: Silvestri  
Vice-Chairman: Murphy  
Members: Committee of the Whole

\* The next regularly scheduled meeting is presently set for March 12, 2014.